



3203 9 Street NW
Calgary, Alberta

MLS # A2291660



\$700,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,087 sq.ft.	Age:	1957 (69 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Corner Lot, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: N/A

Exceptional location, and long-term potential come together in this prime inner-city property. Just steps from Confederation Park and the Queen's Park off-leash area, this 50' x 103' corner lot with R-CG zoning offers incredible flexibility—renovate, redevelop, or hold with confidence for future plans. The home welcomes you with hardwood flooring throughout, a spacious living room, three comfortable bedrooms, a full bathroom, and a bright kitchen with an eating area. Downstairs, the possibilities continue with a separate entrance, a large recreation room, dedicated workout space, a 3-piece bathroom, and a den with an egress window—ready to function as a fourth bedroom if desired. The oversized double garage could easily become a mechanic's dream workspace. Ideally located on a quiet street short drive to downtown Calgary, SAIT, U of C, multiple schools, golf courses, shopping, and the Calgary Winter Club, this property delivers outstanding everyday convenience and long-term value. A rare opportunity in one of Calgary's most desirable inner-city pockets. Don't miss it. Disclaimer: Some photos have been virtually staged to illustrate potential use of certain spaces.